

3 Clark Street, Exeter, SA, 5019



House For Sale

Sunday, 3 November 2024

3 Clark Street, Exeter, SA, 5019

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Jared Lund

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Your opportunity is here & now!

This property presents an incredibly rare opportunity to acquire a 678m² (approx.) corner allotment on the very fringe of the beating heart of Semaphore.

The original circa 1910 built home would benefit greatly from some love & attention, while the land itself offers significant frontage to each of Clark Street & Swan Terrace, lending itself perfectly for further blue-chip development (subject to planning consent).

Property Features:

- * Circa 1910 built single frontage cottage with a mid-century renovation.
- * Modern bathroom with direct access from master bedroom.
- * Kitchen/dining room looking out to the back yard.
- * Flexible floorplan easily adapted to suit your needs.
- * Spacious rooms & high ceilings.
- * Feature fireplaces throughout.
- * Extensive shedding & storage.
- * Land size – 678m² (approx.)
- * Clark Street frontage – 25.12m (approx.)
- * Swan Terrace frontage – 27.13m (approx.)
- * Easements – NIL
- * Encumbrances – NIL

For any further information, or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453